

REALTY TRADING UNUSUALLY ACTIVE

Many Large Deals Put
Through in Month
of July.

MONEY FOR INVESTMENT

Buildings Under Construction Keep
Mechanics Busy—Office Structures Be-
ing Erected in Large Numbers—
Demolition of the Fairfax.

The past month has been the most active midsummer month in the local real estate world in many years. Any number of large deals were put through which would attract general comment even during the busy spring or fall. Not only in the matter of sales, but the rent and loan departments of all the real estate offices have been doing a rush business. Many of the brokers have been unable to get a week's vacation, and if present conditions continue their usual summer holidays will be non-existent. There is plenty of money in the hands of both local and outside investors seeking openings in the National Capital, and there is but little difficulty in securing or making loans.

The large number of buildings under construction has kept the mechanics busy and times are more prosperous. Some conservative men of experience fear that the builders are overdoing things a little, and that there will be an over-abundance of office buildings, as well as apartment houses and small residences on the market at no distant date. Those who follow apartment houses, especially in the matter of the construction of office buildings, however, assert that the demand is too great to be supplied within the next year or two. It is true that the number of office buildings going up will be fewer than in years from the old structures, but the remodeling of some of the latter is already planned.

Big Building Operations.
The demolition of the Fairfax, at Fourteenth and F Streets northwest, is being pushed with vigor, and within a few weeks work will be commenced on the addition to the New Willard. On Connecticut Avenue, too, from I Street south nearly to K, and east on L Street for a considerable distance, a row of stores and residences are being torn down. This is for the purpose of preparing the ground for a new apartment house which Secretary Hay is to construct there. It will be the largest building of the kind in the National Capital.

The Shoreham Hotel, which has been closed since early in the summer, is undergoing a thorough remodeling and overhauling, which will make it one of the finest hostels in the city. Work has progressed so far that it will be possible to reopen in the early fall. On G Street, between Tenth and Eleventh Streets, the huge iron girder of the store building being put up by Woodward & Lothrop attracts much attention. There was some delay in starting this building, owing to the difficulty in securing steel for the building.

Architects Very Busy.
In various other parts of the city business houses and residences are being put up and the architects have work on hand which will keep them busy until winter is well advanced.

Among the important deals of the week was the sale of the Young Men's Christian Association building, at 1409 New York Avenue northwest, to the Provident Life and Trust Company of Philadelphia. The property brought \$15 per square foot. The purchasers intend erecting a modern office building on the site.

During the week a deed was placed on record conveying to the Southern Railroad Company a block of ground near the Long Bridge, which is to be used when the new railroad bridge is completed. Several fine deals were also made in residence properties.

Plans have been prepared by B. Stanley Simmons, architect, for eight three-story brick houses to be built on Baltimore Street, between Eighteenth and Nineteenth Streets. Gray brick and stone are to be used in the fronts. The frontage will be eighteen feet and depth seventy-nine feet. Each house will contain ten rooms, and there will be two bath rooms.

J. August Taylor sold to a Philadelphia capitalist a row of seven three-story houses, located on East Capitol Street, between Thirteenth and fourteenth Streets, as an investment. The price paid was \$45,000.

Residence for Mr. Walsh.
The residence of Mr. Thomas F. Walsh, which is under construction at the southeast corner of Twenty-first Street and Massachusetts Avenue northwest, under the direction of Mr. Fredric W. Carlyle, will be thoroughly fireproof and will be somewhat unique. The exterior walls will be of brick and stone, while the masonry roof is formed of ribs of iron filled with terra cotta.

There will be no bath and plaster partitions, for all of the partitions throughout the house are terra cotta, while the floor joists are covered with metal, upon which the plastering of the ceiling will be laid. There will be practically no wood in the structure, save that used for covering the floors and for the adornment of the rooms. It is estimated that the iron work alone will cost over \$50,000, while the building will be somewhere in the neighborhood of \$400,000. This does not include the furnishings. It will be the largest private residence in the city.

The residence of Mrs. Townsend, which is located on the corner of Massachusetts Avenue, just west of the Walsh house, has a greater frontage, as it extends several hundred feet, and the residence of Mr. Leiter fronts over a hundred feet on New Hampshire Avenue. The Corcoran house has an equal width, while the residence of Mr. S. Walter Woodward, Connecticut and Wyoming Avenues, Washington Heights, has a generous width on the latter avenue. The house of Mr. Woodward, while it extends along Massachusetts Avenue only about eighty-five feet, has an average depth of about 100 feet, a greater depth than of the large homes mentioned.

Rental Department Busy.
It seems rather early in the season to talk of the house-renting period, which is a usual feature in the fall. In spite of the young numbers on the calendar, a good many of the brokers of the city have their attention called to the fact that the rental department has been

busier this season than any time before, and the demand for houses, even from those who pay high rents, is very good. Mr. Hill, of Moore & Hill, real estate brokers on Fourteenth Street, is one of those who report a good rental business. Mr. C. B. Rheem, of the B. H. Warner company, states that with that firm demand for houses is unusually good. In fact, the real estate business has to some extent in the past year or so abandoned the usual summer vacation.

Mr. C. H. Brice reports the following sales for July: To Mr. George W. Strongman, 1413 Euclid Place, \$9,000; to Mr. C. W. Simpson, 1268 Harvard Street, \$7,100; to Mr. J. H. Miller, 3107 Sixteenth Street, \$6,000; to Mr. S. W. Flagg, through Lipcomb & Co., 1411 Howard Avenue, \$5,500; to Sterling Ruffin, house in Richmond Manor, \$6,000; to Mr. A. M. Corman, large corner in Holmdel Manor for \$5,000, on which are to be erected ten modern three-story houses to cost \$4,500 each.

"BOB" BOARDMAN'S VIGILANTS ON DUTY

Plain Clothes Men Who
Watch for Evil-doers.

Spend Their Time Where People Con-
gregate—Branch of Police Force
Always Busy.

Unknown to the average citizen there are always on duty in the crowded thoroughfares of the city and in places where the public are wont to congregate, a number of clear-headed fellows, whose duty it is to see everything and to avoid making themselves unduly prominent. They are invariably unassuming in their carriage and dress, and would be the last to be looked upon as other than jolly good fellows. They constitute what have come to be known as "Bob Boardman's vigilants," because of their untiring energy in the pursuit of criminals and the solving of crimes and mysteries. Bob Boardman is even less known to the general public, although he is the second in command of the Police Department. Major Sylvester's right hand man, and the chief of one of the most successful detective forces in the country, Captain Boardman, as he is officially known, is a great believer in the efficiency of the newspapers, and is continually calling upon them to assist him in one way or another, in the finding of lost people, the solving of mysteries, and the frustrating of criminals. Furthermore, Captain Boardman believes that an ounce of prevention is worth a pound of cure, and with this in view keeps his men constantly mixing with the crowd in search for the evil doer. One of "Bob's vigilants" was found standing upon a prominent corner the other day surveying a crowd of shoppers, although apparently one of the least occupied persons in the vicinity. He had his eye on a man in a dark suit, who was looking at a pocket watch, however, who might choose to profit by the carelessness of the many women who seemed to tempt theft by the display of purses and jewelry.

"Studying styles" was asked of the plain clothes men.

"Yes, and a tough job it is, too. The styles are changing about so fast that it is all that I can do to keep track of them."

"Meaning the latest cut of the skirts, which permits of the best display of the beautiful outlines of the figure?"

"No. Meaning the crooks."

"Crooks? Why styles in crooks don't change much, do they?"

"They do, but the quickest change artists in the business, barring none."

Bob's keen-eyed officer took a long breath as he watched a uniformed man dispersing a crowd that had gathered, because of a temporary congestion of traffic in the street, and then irreverently asked, "Has your bicycle been stolen this year?"

"Most certainly not," was the prompt reply. "Who on earth would want to steal a bicycle?"

"That's just the steer I was trying to give you. Styles with crooks change just like everything else. You could not hire a half-way self-respecting thief to steal a bicycle now. But they have to steal something, and that's what keeps me guessing all the time."

"What is the particular style in thievery just now," was asked.

"The 'plain clothes man' gloomed up a little at this question, and he went to answer out carefully. 'It isn't any particular style just now. It's only dogs. When crooks, that is the ordinary stealing kind, are passing through from one kind of thievery to another, they fill in the gap with dog work. The dog was stolen a short while ago, and every day or so we have had one or more missing. What is disturbing me just now is what their next graft will be."

A DESERTED INN.

Gloom Hovers Over the Hostelry and
Guests Are Rare.

In one little village of Sullivan county, New York, there stands on the corner a large white building, at whose front is a hotel sign once upon a time this was the most thriving inn of the valley. The proprietor made money, and, dying, left to his son and daughter many thousands. But the decline of the valley had begun and hotel business fell off. It required a wise man to meet new conditions, when all his habits are rooted in those that are old.

The son and daughter lacked the peculiar faculty that helps men adjust themselves to altered circumstances. So the inn was run as it had been in the days of the father. There was one change, and one only; the seat that had been the father's was always kept ready, as though it still occupied were expected to drop in. The knife and fork were laid with bows of black silk. The chair was covered with crape.

Every guest who sat down at the table felt the depressing influence of these mournful tributes to the old host, and one by one they dropped away. As years have passed, brother and sister, both unmarried, have continued in the old way. Plates are always spread for forty guests. The drapings of the father's house have never been removed, yet, aside from the few countrymen who gather about the bar at night, no guest ever stays for even a single night. So the old inn has gone along for more than two-score years. Brother and sister are both white-haired now. For nearly half a century they have spent living, vital years worshipping a dead past. Such is the power of environment and such the spell of a deserted village.—New York Commercial Advertiser.

UNSKILLED LABOR UNDER CIVIL SERVICE

Secretary Shaw Promulgates
Governing Regulations.

ISSUES A CIRCULAR LETTER

Three Treasury Officials to Be Named
as a Board of Labor Employment—
To Handle All Applications and Con-
duct the Examinations.

The appointment of unskilled laborers under the Treasury Department has been regulated by Secretary Shaw and Mr. Procter, president of the Civil Service Commission, and in this connection, the following circular letter has been issued from the Secretary's office to the officers and employees of the Treasury Department.

"In pursuance of the executive order of the President, dated July 3, 1932, the following regulations governing appointment to positions of mere manual unskilled labor under the Treasury Department, in the District of Columbia, are hereby approved and promulgated:

"1. These regulations shall not have the effect of bringing positions of mere laborer within the provisions of the act of January 16, 1883, known as the civil service act, or of the rules in pursuance thereof; but the system of appointments hereby established shall be separate and distinct from the classified service.

"2. No person shall be appointed to or employed in any position of mere laborer under the Treasury Department, in the District of Columbia, except in accordance with these regulations.

Board to Control.

"3. The Secretary of the Treasury shall appoint a board of labor employment of not less than three members, who shall be officers or employees of the Treasury Department (and who for the present shall be composed of the committee on personnel).

"4. Each applicant shall make application on a form prescribed by the board of labor employment and approved by the Civil Service Commission, showing his age, physical condition, and other qualifications for the performance of mere manual labor, as indicated by his past occupations. The form of application shall be accompanied by certificates or vouchers from three reputable citizens who have knowledge of and are competent to testify as to the applicant's character and his qualifications for performing manual labor.

"5. Political or religious affiliations of applicants shall not be given any consideration whatever, nor shall political endorsements be received or entertained.

"6. Applications of persons over fifty-five years of age will not be considered, except of honorably discharged United States soldiers or sailors of the civil war or of the Spanish-American war, and of those entitled to the benefits of section 1754, Revised Statutes.

"7. Applicants shall not be received from persons who are badly crippled or deformed, or from persons who are not citizens of the United States. Applicants who claim citizenship through naturalization shall be required to submit to the board documentary proof of their naturalization.

Time of Application.

"8. Applications shall be received by the board of labor employment at any time. On the 1st of January and the 1st of July of each year the board shall determine the relative fitness of each applicant who has filed his application in complete form within the six months preceding. The rating or determination of relative fitness shall be made on a scale of 100 and based upon a careful consideration of the applicant's age, his physical qualifications for performing mere manual labor, and his ability and adaptability to perform such labor, special consideration being given any former service as laborer in the department.

"9. In rating an applicant, no credit shall be given for any qualifications which he may possess other than those for the performance of manual labor, as above enumerated. The fact that an applicant cannot read and write shall not be considered in determining his rating. Whenever in any case the board is unable to determine satisfactorily the rating of an applicant upon the information furnished in connection with the application, it may secure such further information as it may desire in respect to the applicant's character or ability, and may summon the applicant to appear personally before the board or its representative.

"10. Provided, That all information or matter which is given any consideration in determining the rating shall be reduced to writing and made a part of the applicant's papers. All applicants who receive a rating of 70 or more shall be deemed eligible. Whenever it may be necessary in order to supply qualified persons for appointment, the board may at any time, between January 1 and July 1, rate all applicants whose applications may be at such time on file and un-rated.

Must Register Eligibles.

"11. As soon as the board has completed the rating of applicants for any period, as provided in section 8 of these regulations, it shall enter upon the register of eligibles the names of all those whom it has determined, in accordance with said section, to be eligible for the performance of mere manual labor, arranged in the order of relative fitness, with the highest first. Provided, That the names of eligibles who are entitled to preference under section 1754 of the Revised Statutes shall be placed at the head of the register in the order of their ratings. Separate registers of eligibles shall be kept, one for males and one for females. The period of eligibility shall be one year from the date on which the name of an eligible is entered on the register.

"12. Whenever the Secretary of the Treasury desires to fill by original appointment an existing vacancy in the po-

sition of mere manual laborer, upon his request the board of labor employment shall certify to him from the male or female register, as indicated in the request, the three names at the head thereof which have not been three times certified.

"Of the three names certified, the Secretary of the Treasury shall select one for appointment, and if at the time of selection there are more vacancies than one, he may select more than one. The policy of the Treasury Department will be to select for appointment the highest of the three names certified, unless, for some reason satisfactory to the department, it is deemed best to select one of the others.

Probationary Period.

"A person selected for appointment shall receive a certificate for a probationary period of six months, at the end of which period, if his conduct and capacity are satisfactory to the Secretary of the Treasury, he shall be given an absolute appointment; but if his conduct and capacity be not satisfactory, he shall be notified that he will not receive an absolute appointment in case of such unsatisfactory conduct or want of capacity, and such notification shall discharge him from the service.

"Removal during the probationary period or after absolute appointment shall be made without any regard to political or religious affiliations. Whenever a person is separated from the position of mere manual laborer for any reason, he shall be given what may be known as a separation card, upon which shall be entered a statement of the reasons for his separation and of the character of service rendered by him.

"13. Persons appointed through certification by the board of labor employment under these regulations shall not be assigned to the performance of any clerical duty or of any duty properly belonging to any position classified under the civil service law. Provided, That for filling any vacancy in a position of laborer with a salary of \$600 per annum the Secretary of the Treasury may, in his discretion, make request upon the Civil Service Commission for a certificate and a person appointed upon such certificate shall acquire thereby the status of a classified employee under the civil service law.

Records Must Be Open.
"14. The records of the board of labor employment shall at all times be open to the inspection of the Civil Service Commission or its authorized representatives.

"15. In connection with his monthly report of changes to the commission, the Secretary of the Treasury shall certify whether any person holding a position of mere manual laborer under these regulations has been assigned to clerical duty or any other duty properly belonging to a position classified under the civil service law.

"16. The Civil Service Commission, whenever it shall find that any person is holding a position contrary to the provisions of these regulations, shall certify information of the fact of such irregularity to the Secretary of the Treasury, and when such person be not dismissed within thirty days or properly assigned in accordance with these regulations, to the disbursing and auditing officers through whom the salary or wages of such person is by law disbursed, and when such person be not dismissed or properly assigned, the disbursing and auditing officers shall not pay, or permit to be paid, to such person any salary or wages which accrue after such certificate has been received by them.

"17. These regulations may be amended by the concurrent action of the Secretary of the Treasury and the Civil Service Commission."

THE DUSTY MISSISSIPPI.

Strange Phenomenon Observed by
Travelers on the Great River.

"The Mississippi River is the dustiest road in the whole country," said a man who travels on the river a great deal, "and if you don't believe it put on a white shirt some time and make a cruise on the river a few hundred miles. Usually on a dry season, when the surface of the river is so low that it is stupid enough to question the statement if he had ever had any experience on the river. I was reading an article some time ago about the dust of the sea, and from the description given I could not help but believe that the surface of the river is so low that it is stupid enough to question the statement if he had ever had any experience on the river. I was reading an article some time ago about the dust of the sea, and from the description given I could not help but believe that the surface of the river is so low that it is stupid enough to question the statement if he had ever had any experience on the river. 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